

TOWN OF NEWSTEAD - ZONING BOARD OF APPEALS
MINUTES of June 3, 2003

Present: Corky Keppler
Dave Wakeman
Bill Kaufman
Scott Chaffee
Rebecca Baker, Zoning Officer
Christine Falkowski, Recording Secretary

Corky called the meeting to order at 7:00 PM and led the Pledge of Allegiance to the American flag.

Use Variance/Special Use Permit for Retail Sales of Deer Scent Products

Rebecca spoke to Ron Herman (786-2706), Supervisor of Weathersfield, NY, who reported that they've had no complaints (odors, noise, or other) relative to Northern Whitetail Scents. Weathersfield is a very rural (dirt road) town with 749 residents, and they do not practice zoning/permit procedures. The Vacanti's conduct school tours and have not had more than 2 – 3 cars at a time visiting. It is a very clean operation, and they are great people to work with. The only negative, if any, would be that the fences are high.

Christine spoke to Cricket Johnson, the Senior Veterinarian for Ag & Markets. Cricket stated that the Vacanti's have an accredited herd, which is the highest level. They participate in the CWD Program, which has very strict requirements. Mr. Vacanti is the head of the Northeast Whitetail Association, which is why he possesses a great deal of clout. In this capacity he has not always agreed with Ag & Markets on issues, but always complies with State regulations. The Vacanti's have a good facility and a lot of resources. She was surprised that they are moving since they have spent the last several years building up their business in Warsaw, and it is a beautiful place. Cricket stated that "deer people" do not have a great deal of expendable income, and perhaps they are looking for a larger target audience in this area. Dave reported that he visited the site and received a full tour. He feels that this operation would be a good use of this land, and that the property west of this parcel is zoned I-2.

Dave motioned to approve an annually renewable special use permit for retail sales and the fence variance (10' vs. 6') with the condition that Northern Whitetail Scents mirror New York State mandates to operate the farm, seconded by Scott, and all approved. This permit will require site plan recommendation from the Planning Board to the Town Board.

On Wednesday, June 4th Christine notified Mr. Vacanti of the above decision. She asked where their feed comes from and was told it Reisdorf Brothers in Genesee County, and that CWD is not a feed issue. Mr. Vacanti will stop in for a site plan packet.

Area variance request of 90' frontage for 29-acre lot on Barnum Road-Haberneck

If flag lots were allowed in our zoning code, it would eliminate this type of issue with backland. The Planning Board is currently looking at the subdivision law. Mr. Haberneck stated that he is having the wetlands delineated now. He was told this was not necessary before selling, but is required before building. Due to the overly extensive variance request of 90', Bill made a motion to deny this request, seconded by Dave and all agreed.

Bill made a motion to close the meeting at 7:30 PM, seconded by Scott and all approved.

Respectfully submitted,
Christine B. Falkowski,
Recording Secretary